

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, DECEMBER 12, 2006

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: A P P P A P A
Shier-Burnett, Livengood, Scandura, Dingwall, Farley, Horgan, Dwyer
(Commissioners Shier-Burnett, Dwyer and Farley arrived at 5:05 p.m.)

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF DECEMBER 12, 2006, BY THE FOLLOWING VOTE:

AYES: Livengood, Scandura, Dingwall, Horgan
NOES: None
ABSENT: Shier-Burnett, Farley, Dwyer
ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

A-1. MITIGATED NEGATIVE DECLARATION NO. 00-07/COASTAL DEVELOPMENT PERMIT NO. 00-13/CONDITIONAL USE PERMIT NO. 00-43 (PARK AVE. MARINA) – Rami Talleh

Rami Talleh, Associate Planner, gave an overview of the proposed project. He identified issues related to compatibility with the surrounding area, public access to coastal amenities, site grading/flood compliance and dredging of the channel to provide access to docks. He also stated that seven letters were received from neighbors.

Shier-Burnett voiced concern regarding the policing of the new parking spaces so they are not abused by the public. Talleh stated he would provide more detailed information at the next meeting.

Horgan asked if it was common practice not to notify the residents of a negative declaration. Talleh advised that CEQA does not require it for negative declarations.

Discussion ensued between Commissioners and staff regarding traffic, Huntington Harbor Property Owners Association involvement, the proposed caretaker, and public access to the marina.

Chair Dingwall directed staff to provide detailed information on the following items regarding this proposed project: Location of the small boat ramp; location of parking spaces (both old and new); proposed security guard; gating; pathway locations for the public facilities; signage for patrons; restroom facilities (location and ADA requirement); picnic area information (size, number of tables and access); the definition of a marina; and the locations of other open space that is privately owned but publicly zoned.

Scott Hess, Acting Planning Director, stated that this information would be provided to the Commissioners.

B. STUDY SESSION ITEMS - NONE

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - NONE

D. PLANNING COMMISSION COMMITTEE REPORTS - NONE

E. PUBLIC COMMENTS (Regarding Study Session Portion of Meeting):

Michael Van Voorhis, resident, spoke in opposition to the proposed project and stated that he attended the meeting regarding this project over four years ago. He advised that the negative declaration does not cover cumulative effects such as road measurements being too short, therefore the anticipated amount of traffic would be dangerous for residents. Other issues of concern are boat noise and pollution.

Tom Barry, resident, stated that he is against the proposed project and advised he would not grant an easement on his land for the new boat dock and caretaker's cottage.

Mike Adams, Consultant, explained the history of the property and the compatibility of the proposed project. He stated that design issues could be addressed and that the marina would not draw a lot of traffic. He stated that the applicant is anxious to resolve any mitigation issues.

Commissioner Scandura asked if an easement must be granted from the adjacent neighbors in order for the project to proceed.

Hess stated a 22 foot wide access easement would be required. This would require both neighbors to grant an easement in order for the applicant to proceed with the proposed project.

F. PLANNING COMMISSION COMMENTS - NONE

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS


ADJOURNMENT:

Adjourned at 5:45 pm to the Holiday Celebration at King's Fish House. The regularly scheduled meeting of December 26, 2006 has been cancelled. The next tentatively scheduled regular meeting is January 9, 2007.

APPROVED BY:



Scott Hess, Secretary



Robert Dingwall, Chair